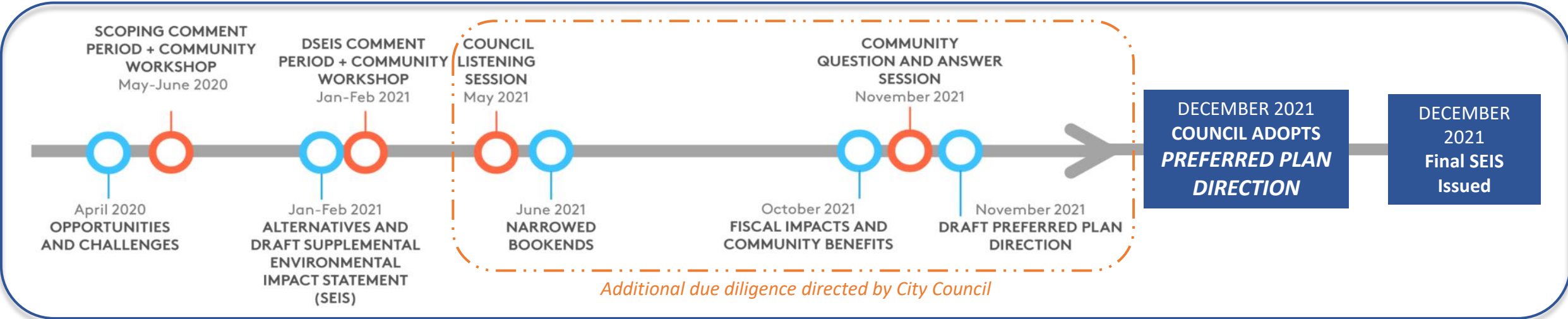


# NE 85<sup>th</sup> St. Station Area Plan: 2022 Plan Adoption and Phasing

The City began work on the Station Area Plan in 2019. Adoption of the Station Area Plan was originally planned for **June 2021**. With input from the community and elected and appointed officials, several phases of the project have been completed.



The planned adoption has been extended by over a year to allow for additional due diligence, including supplemental transportation analysis, Fiscal Impacts and Community Benefits Analysis, and more community feedback. In 2022, with further input from the Community, Planning Commission, and City Council, we are moving into the final phases of the project that will result in final Station Area Plan adoption.

	FINAL STATION AREA PLAN	COMPREHENSIVE PLAN AMENDMENTS	FINAL PLANNED ACTION ORDINANCE	ZONING IMPLEMENTATION
What’s included in the final Plan?	<ul style="list-style-type: none"><li>Vision &amp; Goals for Land Use &amp; Urban Design, Open Space, Transportation &amp; Mobility, and Sustainability</li><li>Policies for Station Area</li></ul>	<ul style="list-style-type: none"><li>Amend General Elements (Land Use, CFP, Transportation, etc.)</li><li>New sub-area chapter for Station Area</li><li>Amend existing Neighborhood Plans for consistency with SAP</li></ul>	<ul style="list-style-type: none"><li>Environmental review for planned actions</li><li>Specific mitigation measures for and submittal requirements for applicant SEPA exemption</li></ul>	<ul style="list-style-type: none"><li>Form-based Code / Zoning Code Amendments</li><li>Parcel Rezones (to Station Area regulating districts)</li><li>Design Guidelines</li></ul>

# NE 85<sup>th</sup> St. Station Area Plan: 2022 Plan Adoption and Phasing

## Notes on Adoption and Phasing Timeline

Work in 2022 is divided into two phases to ensure adequate time for the community and appointed/elected officials to consider important community benefits and urban design components for each phase. **Phase 1**, with anticipated completion in June 2022, will include adoption of guiding documents for the entire Station Area (Station Area Plan, Comprehensive Plan, Planned Action Ordinance) but will only include specific rezones and Zoning Code amendments for the Commercial Mixed-Use District (see red area on adjacent regulating district map) that is closest to the highway interchange. **Phase 2, which will include specific rezones and Zoning Code amendments for the perimeter areas, is being extended further into 2022. This allows more time to consider how these districts of the Station Area can be successfully integrated into neighborhoods closer to existing low-density edges of the Station Area.**

